091.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	632,500 / 632,500
					USE VALUE:	632,500 / 632,500
					ASSESSED:	632,500 / 632,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		LANSDOWNE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COSTELLO CHRISTOPHER
Owner 2:	COSTELLO ANITA
Owner 3:	
Street 1:	29 LANSDOWNE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CRONIN DOROTHY -
Owner 2:	-
Street 1:	29 LANSDOWNE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,671 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1259 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3671.000	261,400		371,100	632,500
Total Card	0.084	261,400		371,100	632,500
Total Parcel	0.084	261,400		371,100	632,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 502.38 | /Parcel: 502.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 58984
GIS Ref:
GIS Ref:
Insp Date: 11/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	261,500	0	3,671.	371,100	632,600	632,600	Year End Roll	12/18/2019
2019	101	FV	216,900	0	3,671.	376,400	593,300	593,300	Year End Roll	1/3/2019
2018	101	FV	216,900	0	3,671.	281,000	497,900	497,900	Year End Roll	12/20/2017
2017	101	FV	216,900	0	3,671.	254,500	471,400	471,400	Year End Roll	1/3/2017
2016	101	FV	216,900	0	3,671.	243,900	460,800	460,800	Year End	1/4/2016
2015	101	FV	204,900	0	3,671.	206,800	411,700	411,700	Year End Roll	12/11/2014
2014	101	FV	204,900	0	3,671.	196,100	401,000	401,000	Year End Roll	12/16/2013
2013	101	FV	204,900	0	3,671.	186,600	391,500	391,500		12/13/2012

!7436!

PRINT

Date	Time
12/10/20	22:04:25

LAST REV

Date	Time
06/26/19	08:27:43

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7436

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRONIN DOROTHY	43540-244		8/18/2004	Portion-Asst	365,000	No	No		
	8715-197		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	58984
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2006	577	Manual	3,000					rebuild stairway a
9/2/2004	822	Redo Kit	21,312	C		G6	GR FY06	& REDO BTH

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	Meas/Inspect	CC	Chris C
12/12/2008	Meas/Inspect	345	PATRIOT
4/11/2005	Permit Visit	BR	B Rossignol
12/15/2004	MLS	MM	Mary M
4/3/2000	Inspected	276	PATRIOT
3/10/2000	Measured	263	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3671		Sq. Ft.	Site		0	70.	1.44	5									371,090						371,100	

Total AC/HA: 0.08427 | Total SF/SM: 3671 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 371,090 | Spl Credit | Total: 371,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	171.139
Other Features:	71500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321158
Depreciation:	59735
Depreciated Total:	261422

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

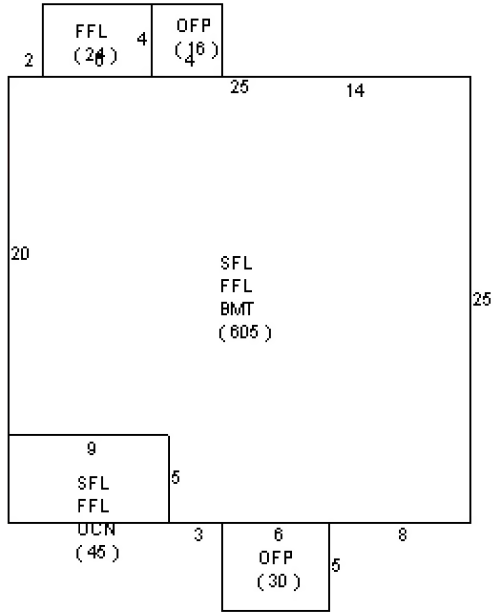
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.14
Special Features:	0	Val/Su Net:	133.71
Final Total:	261400	Val/Su SzAd	207.63

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	674	171.140	115,348
BMT	Basement	605	51.340	31,062
SFL	Second Floor	585	171.140	100,116
OFP	Open Porch	46	42.910	1,974
UCN	Canopy	45	25.740	1,158

Net Sketched Area:	1,955			Total:	249,658
Size Ad	1259	Gross Are	2020	FinArea	1259

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.0-0007-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	